



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, September 1, 2006

Monday, September 4, 2006 (Labor Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, SEPTEMBER 6, 2006
7:00 P.M.

**"Up from the meadows rich with corn,
Clear in the cool September morn"**

~JOHN GREENLEAF WHITTIER~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 08/31/06
5. **APPROVAL OF MINUTES:**
6. **REQUESTS FOR POSTPONEMENTS**

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

9. WAIVERS

A. WAV06-00014: PATRICK FUREY

Planning Commission consideration of a Waiver to allow a reduction in the side yard setback requirement in conjunction with a one story addition to an existing one story single family residence on property located in the R-1 Zone at 18716 Cranbrook Avenue. (Res. No. 06-100)

10. FORMAL HEARINGS

A. PRE06-00018, WAV06-00015: STEVE AND JENNIFER GANALON

Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence in conjunction with a Waiver to allow a reduced average rear yard setback on property located within the Hillside Overlay District in the R-1 Zone at 4910 Calle De Arboles. (Res. Nos. 06-098, 06-101)

B. PRE06-00019: ANTHONRY AND MIYUKI SENA

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5403 Clearsite Street. (Res. No. 06-102)

C. PRE06-00020, WAV06-00012: NEAL AND MARY ROBBINS (PETER A. RAHILL)

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage in conjunction with a Waiver to allow the structure to exceed the maximum height requirement, on property located within the Hillside Overlay District in the R-1 Zone at 22631 Draille Drive. (Res. Nos. 06-103, 06-104)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

ROLL CALL: ____ Browning ____ Busch ____ Faulk ____ Gibson ____ Horwich ____ Chairperson Uchima

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
15. LIST OF TENTATIVE PLANNING COMMISSION CASES
16. ORAL COMMUNICATIONS FROM THE PUBLIC
17. ADJOURNMENT

ROLL CALL: ____ Browning ____ Busch ____ Faulk ____ Gibson ____ Horwich ____ Chairperson Uchima